

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TRAILS AT ARBOR HILLS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the TRAILS AT ARBOR HILLS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions Trails at Arbor Hills was filed on September 22, 2017, and recorded as Instrument No. 2017-117440 in the Official Public Records of Denton County, Texas (the "*Declaration*"), as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is subject to the Declaration is Trails at Arbor Hills.
2. **Name and Mailing Address of the Association.** The name of the Association is Trails at Arbor Hills Homeowners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002.
3. **Recording Data for the Subdivision.** The recording data for the subdivision plat is Instrument No. 2017-416 in the Map or Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 2017-117440 in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

6. **Website.** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$250.00 - transfer fee; (ii) \$375.00 - resale certificate fee; (iii) \$75.00 – resale certificate update fee; and (iv) \$250.00 – working capital fee.

8. **Resale Certificates and Other Information.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Neighborhood Management, Inc. office, located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

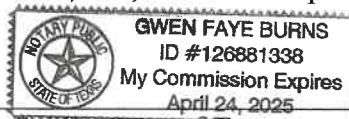
**TRAILS AT ARBOR
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Neighborhood Management, Inc.
Its: Managing Agent

By: 
Beverly Coghlan, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 19th day of October, 2021, by Beverly Coghlan, authorized representative of Neighborhood Management, Inc., the Managing Agent for Trails at Arbor Hills Homeowners Association, Inc., a Texas non-profit corporation.



Notary Public, State of Texas